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BOSTON PUBLIC LIBRARY

Disposition Parcel Information
Government Center - Boston
Urban Renewal Project - Mass. R. 35

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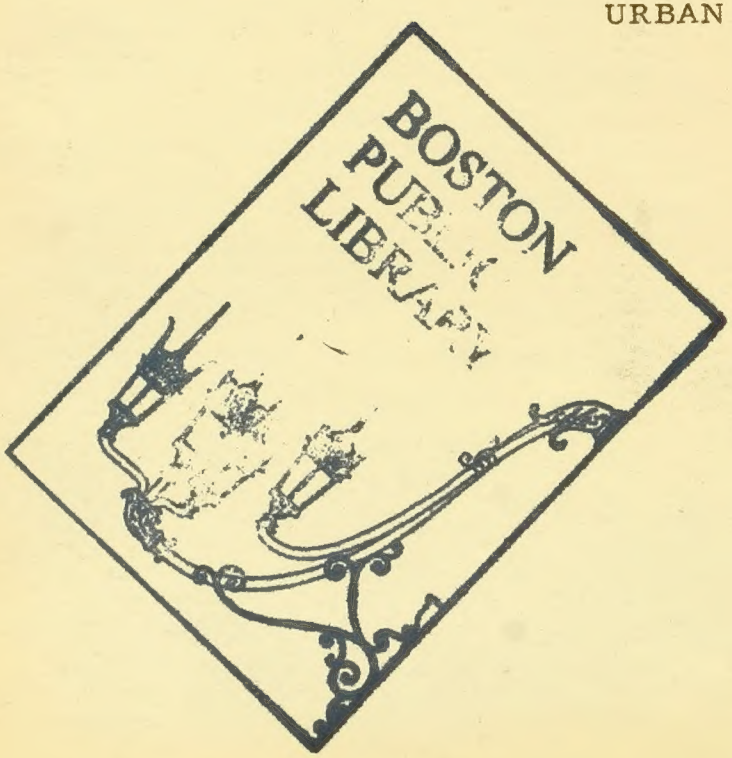
DISPOSITION PARCEL INFORMATION

GOVERNMENT CENTER - BOSTON

URBAN RENEWAL PROJECT - MASS. R. 35

June 26, 1961



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Government Center
Boston

Property of
BOSTON REDEVELOPMENT AUTHORITY
Library

Parcel No.	Reuse	Area (Sq. Ft.)	Maximum Buildable Area (Sq. Ft.)	Max. No. of Floors	Gross Fl. Area of Bldg. (Sq. Ft.)	Net Rentable Area* (Sq. Ft.)	Antic. Rent** $	Antic. Tax Dev.*** $
1	Public Institution ("State Campus") including several office buildings.	279,770	271,130	21 8	1,678,620	----	----	-----
2A	Public Institution (Police Station)	34,225	34,225	8	273,800	----	----	-----
2B	Public Institution (Fire Station)	26,286	26,286	8	210,288	----	----	-----
3A	General Office (Office and subway station)	56,740	54,190	7	379,330	303,464	1,820,784	364,157
3B	General Office (Office)	32,600	31,075	7	217,525	174,020	1,044,120	208,824
3C	Private Utility (Parking)	4,379	------	-	-------	-------	-----	-----
3D	Private Utility (Parking)	7,003	------	-	-------	-------	-----	-----
3F	Public Open Space	7,300	------	-	-------	-------	-----	-----

Parcel No.	Reuse	Area (Sq. Ft.)	Maximum Buildable Area (Sq. Ft.)	Max. No. of Floors	Gross Fl. Area of Bldg. (Sq. Ft.)	Net Rentable Area* (Sq. Ft.)	Antic. Rent** $	Antic. Tax Dev.*** $
3F	Public Open Space	9,756	----	-	----	----	----	----
4	Public Institution (Public parking garage, 2,000 spaces)	178,518	145,868	7	1,021,076	2,940 cars (possible) 2,000 cars (proposed)	----	----
5	Public Institution (Federal Offices)	195,250	195,250	unl. 6	1,171,500	----	----	----
6A	Public Institution (City Hall)	75,625	75,625	10	605,000	----	----	----
6B	Public Open Space (Easement for City Hall and MTA under surface)	385,645	----	-	----	----	----	----
7	General Retail (Motel - min. 300 rooms, subway station, general retail)	82,120	82,120	8	656,960	300 mot. un. subway sta. 27,600 sq. ft. retail	1,395,000 414,000	139,500 82,800 ****
8A	General Office (office building)	23,400	18,720	min. 30	561,600	421,200	3,159,000	631,800

Parcel No.	Reuse	Area (Sq. Ft.)	Maximum Buildable Area (Sq. Ft.)	Max. No. of Floors	Gross Fl. Area of Bldg. (Sq. Ft.)	Net Rentable Area* (Sq. Ft.)	Antic. Rent** $	Antic. Tax Dev.*** $
8B	General Office (Office building, ground fl. general retail, easements for New Congress and Change Ave.	34,300	34,300	8	274,400	195,200 30,000 Retail	1,171,200 450,000	234,240 90,000
8C	General Office (office building, ground floor general retail)	19,594	14,644	12	175,728	125,942 14,640 (retail)	755,652 219,600	151,130 43,920
9	General Office (office building)	14,120	14,120	5	70,600	56,480	338,880	67,776
10	General Office (office building)	11,200	7,840	5	39,200	31,360	188,160	37,632
11	General Office (existing)	10,700	Existing	5 - 6	Existing	Existing	Unknown	18,100 *****
12A	General Office (office building)	46,865	46,172	8	369,376	295,500	1,773,000	354,600
12B	(Office Building)	27,200	27,200	8	217,600	174,080	1,044,480	208,896

TOTAL:	1,562,596	1,078,765	-	7,922,603	-----	13,773,876	2,633,375
PUBLIC	1,192,375	748,384	-	4,960,284	-----		-----
PRIVATE	370,221	330,381	-	2,962,319	-----	-----	-----
PRIVATE OFFICE	-----	----	-	-----	1,777,246	11,295,276	2,277,155
RETAIL	-----	----	-	-----	72,240	1,083,600	216,720
MOTEL	-----	----	-	-----	300 rms.	1,395,000	139,500
PARKING GARAGE	-----	----	-	-----	2,000 cars	-----	-----

* Net rentable area calculated as 80% of gross floor area, 75% in parcel 8A.

** Anticipated rent would be $6.00 per sq. ft. for all private offices, $7.50 for parcel 8A, $15.00 for all retail space.

*** Anticipated tax revenue would be 20% of anticipated rent, except in case of motel, where 10% of gross income is expected.

**** Motel: $12.00 per room, 85% occupancy assumed.

***** $100.00 after each $1,000 assessed value.

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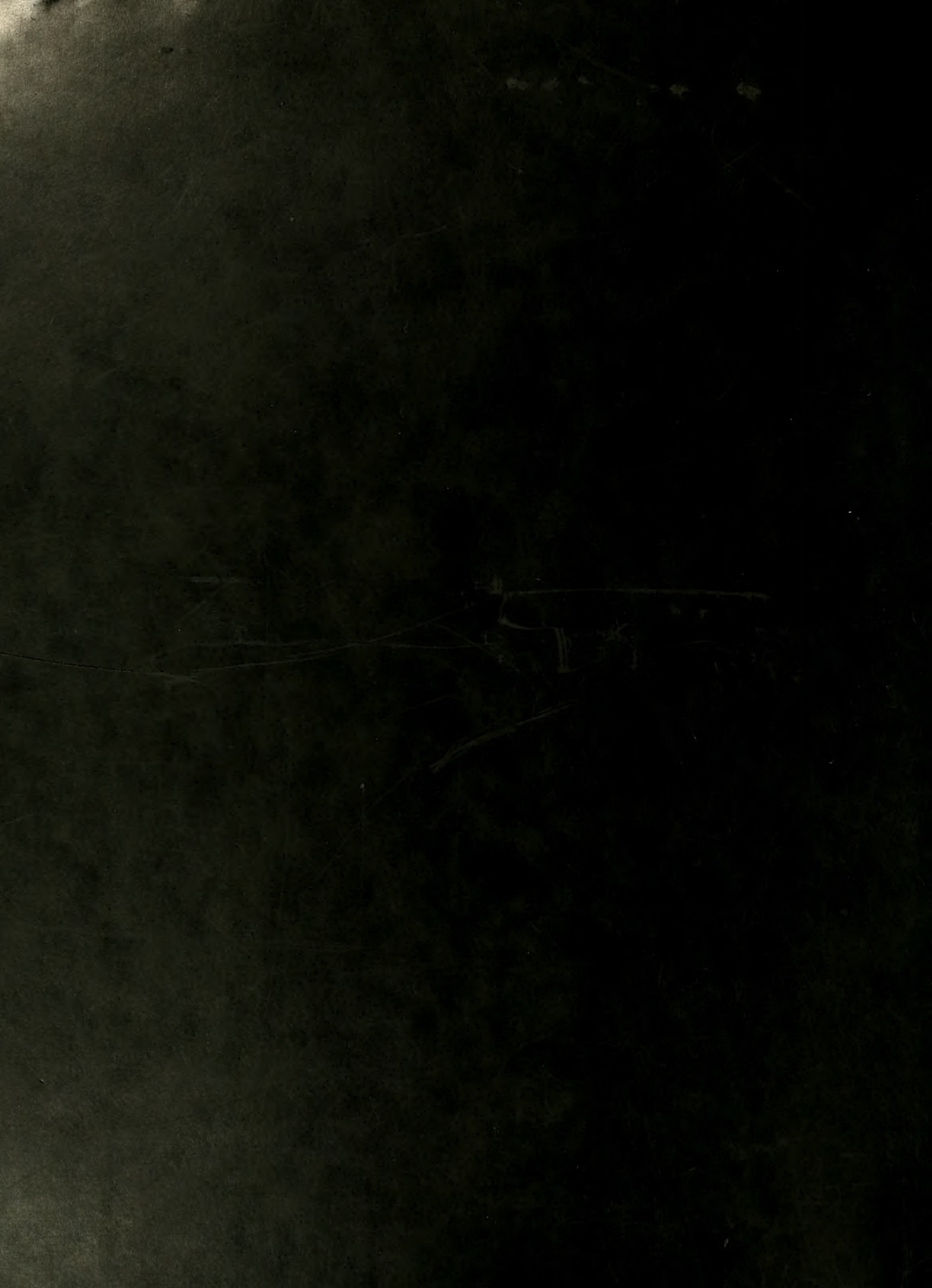
GOVERNMENT CENTER

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